



CITY OF DOVER

PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, October 20, 2009**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF MINUTES

3. OLD BUSINESS

4. NEW BUSINESS

- A. Public Hearing to solicit public input on the Dover Land Use changes and areas that may need to be reviewed.
(Public is encouraged to bring forth any land use suggestions that they may have)
- B. Consideration and acceptance of a minor subdivision of land for Rochester Lot 5, LLC, Assessor's Map I, Lot 83, zoned R-12, located on Spruce Lane & Garrison Road.
*(P09-25) (2 lots)
- C. Consideration and acceptance of a minor subdivision of land for Kenneth and Holly Grossman, Assessor's Map 16, Lot 32, zoned R-12, located on Mill Street.
*(P09-26) (1 lot)
- D. Consideration and acceptance of a minor lot line adjustment of land for Gary & Carol Allen, Assessor's Map E, Lot 48B & 49A, zoned R-40, located at 163 Tolend Road.
*(P09-27)
- E. Consideration and acceptance of a minor subdivision of land for Gina Way Development, LLC, Assessor's Map I, Lot 3A, zoned RM-SU, located on Leathers Lane.
*(P09-28) (1 lot)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURN

* Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board.

Persons with questions or wishing to see the plans are invited to visit the Planning Office, weekdays from 8:00 am to 4:00 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at www.dover.nh.gov/planhome.html.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P09-25

Application Type: Minor Subdivision
Applicant(s): Rochester Lot 5, LLC
Owner(s): Rochester Lot 5, LLC
Location: Spruce Lane & Garrison Rd. (Assessor's Map I, Lot 83)

INTENT: A minor subdivision of land to divide an existing house lot into three lots.

LOTS/UNITS PROPOSED: 2 new lots

AGENDA ITEM #: 4-B

ACREAGE:
1.99 acres

ZONING DISTRICT:
R-12

EXISTING LAND USE:
Single Family House

PROPOSED LAND USE:
Three lots with single family homes

SURROUNDING LAND USE:
Single Family residential

ZONING HISTORY:
Zoned R-12 in 1979

ZBA ACTION:
None

ATTACHMENTS:
Subdivision plan and application

PERMITS REQUIRED:
None

WAIVERS REQUESTED:
None

The applicant has submitted a set of plans asking to subdivide one lot into three single family house lots. The lots will be serviced by municipal water and sewer. This plan was previously approved by the Planning Board on September 9, 2008 and June 12, 2007, but the conditions of approval were never fulfilled and the plans expired. The previous plan required a Conditional Use Permit due to the proposed construction of driveways in the Conservation District. Due to the zoning amendment to remove road ditches from the buffer requirements, a Conditional Use Permit is no longer required.

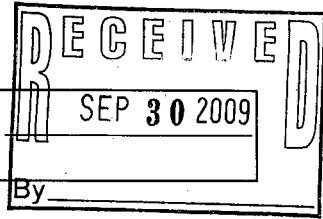
The Planning Department recommends approval of the subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. Add the surveyor's stamp and signature to the plat.
4. The demolished house and accessory building shall be removed and a demolition permit obtained.
5. The applicant shall revise the plat to correct note #7.
6. The applicant shall update the plan number in the title block.
7. The applicant shall revise the plat to shorten the proposed driveways so they do not encroach into the build to line.

Conditions to Be Met Prior to Issuance of a Building Permit:

8. Any new dwelling unit shall be assessed the school impact fee of \$3,654, the recreation impact fee of \$1,184, the police impact fee of \$276, and the fire impact fee of \$530 at the time of building permit application.
9. Each new lot is subject to the sewer and water investment fee in place at the time of building permit.



Account # PO9-25
Amount Pd. \$ 416.40

Date Received
Time Received

By _____

**CITY OF DOVER
SUBDIVISION APPLICATION**

Applicant (s) Name Rochester Lot 5, LLC Phone (617) 448-9328

Applicant (s) Address 153 Amesbury Road, Kensington, NH

Signature of Applicant(s) [Signature]

Land Owner's Name(s) (if different from applicant) SAME

Land Owner's Address (es) [Signature]

Signature of Land Owner [Signature]

Area of entire tract 1.992 acres, 86,773 square feet

Area being subdivided 1.992 acres, 86,773 square feet

Proposed number of lots 2

Zoning District R-12 Assessor's Map I Lot Nos. 83

Special District(s) Flood Hazard Zone Conservation Zone Other Wetland Overlay

Development Data

Construction of Homes:

1. Number of dwelling units 3 2. Number of buildings 3

Construction of Apartments:

1. Number of dwelling units N/A 2. Number of buildings N/A

Construction of non-residential units: Yes No , Explain _____

Professional Certification

Preparer of Plat Tritech Engineering Corp., 755 Central Avenue, Dover, NH 03820

Phone #: (603) 742-8107 Profession Professional Engineer & Licensed Land Surveyor

Abutters List

Subdivision of Land

Rochester Lot 5 LLC

Tax Map I, Lot 83

Spruce Lane & Garrison Road
Dover, New Hampshire

Job No. 09146

Page 1 of 1

Direct:

Map I, Lot 82

Shiro Ikegami &
Moriyasu Ikegami
181 Garrison Road
Dover, NH 03820

Map I, Lot 82X

Theresa E. & Edward P. Zelazo
23 Birch Drive
Dover, NH 03820

Map I, Lot 83V

Lane Bruce Hug &
Elizabeth Fletcher Hug
26 Birch Drive
Dover, NH 03820

Map I, Lot 83X

Robert E. & Sandy Strand
96 Spruce Lane
Dover, NH 03820

Map I, Lot 100

Mary A. Hebbard
97 Spruce Lane
Dover, NH 03820

Map J, Lot 4

Michael A. & Debra L. Debeck
190 Garrison Road
Dover, NH 03820

Map J, Lot 4-1

Pamela S. Paraski
184 Garrison Road
Dover, NH 03820

Map J, Lot 6

State of New Hampshire
c/o NH Fish & Game
11 Hazen Drive
Concord, NH 03301

Owner/Applicant:

Rochester Lot 5 LLC
153 Amesbury Road
Kinsington, NH 03833

Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

TRITECH

ENGINEERING CORPORATION

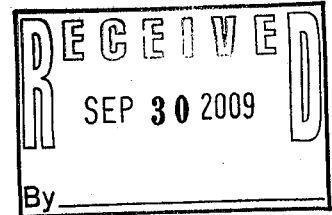
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

September 30, 2009

Mr. Christopher Parker, Director
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

**Subject: Subdivision of Land
Rochester Lot 5, LLC**
Dover Tax Map I Lot 83
Spruce Lane & Garrison Road
Dover, New Hampshire
Job No. 09146



Dear Chris:

Enclosed please find four (4) full-size and twelve (12) half-size copies of the **Subdivision Plan**, **Subdivision Application**, **Abutters List**, **Abutter Labels (3 sets)** and **Application Fee** for the above referenced project.

This project was previously approved by the Planning Board for the previous landowner. The Conditions of Approval were never met and therefore that approval is no longer valid.

This is a completely new application.

The new owner, Rochester Lot 5, LLC is aware of the requirement to remove the existing structures from the property. They will file for a Demolition Permit and remove the debris from the site prior to signing the plat.

We have calculated the "build to line" to be 24.5 feet. We provided these calculations to you under separate cover.

We have determined in the field, the limits of the man-made ditch along Spruce Lane. We understand under the recently revised Wetland Overlay District Ordinance that the 50-foot Wetlands Buffer does not apply to man made drainage ditches and we have revised the plan accordingly.

We have also calculated the contiguous upland area outside of the wetland buffer for each lot. These areas are as follows: Lot 83 = 14,878 square feet, Lot 83-1 = 13,725 square feet, and Lot 83-2 = 14,410 square feet. These areas indicate these lots meet all area requirements.

Please place us on the agenda for the October 20, 2009 Planning Board Meeting.

Please advise should you have any questions.

Very truly yours,

TRITECH ENGINEERING CORP.

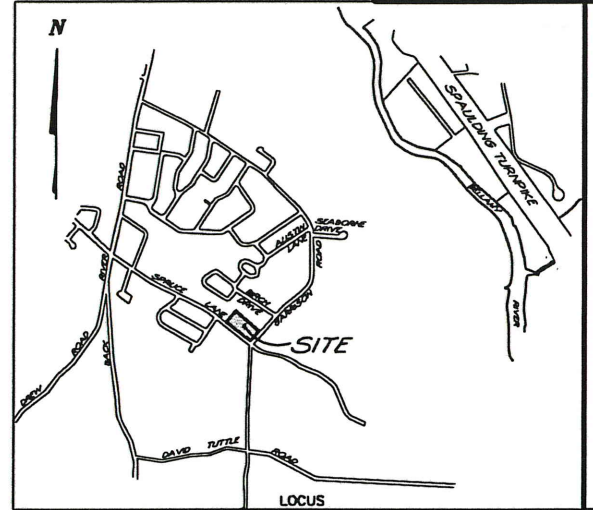
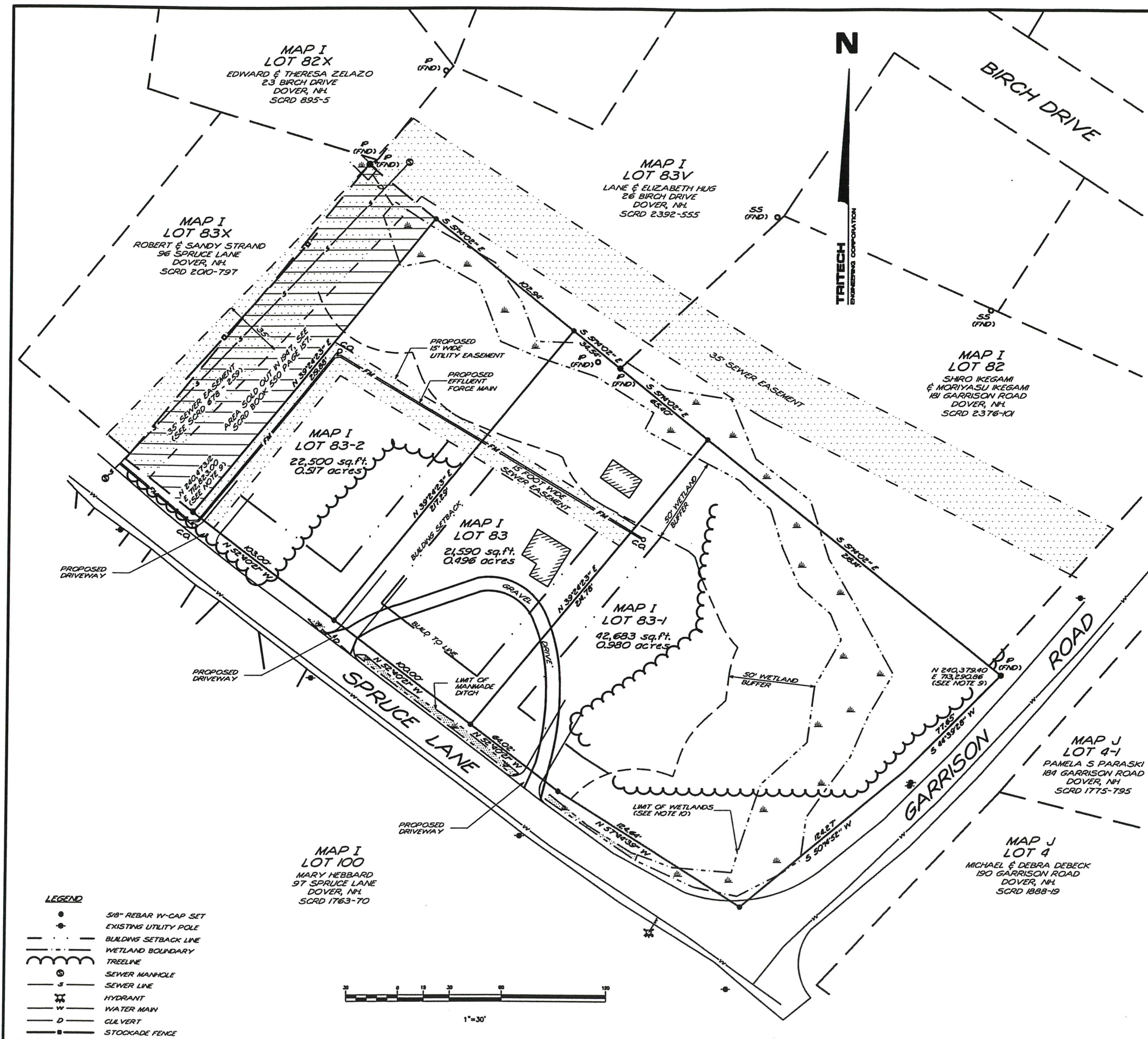
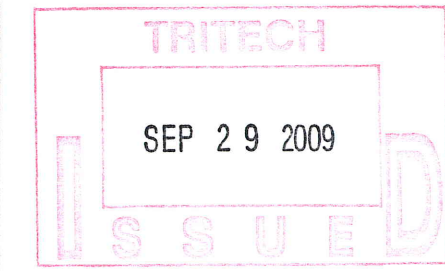
A handwritten signature in cursive script that reads "Robert J. Stowell". There is a small mark below the signature.

Robert J. Stowell, P.E., L.L.S.
President

RJS / nas

Enclosures

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NOTES

- INTENT TO SUBDIVIDE DOVER TAX MAP I LOT 83 INTO 3 LOTS.
- CURRENT OWNER OF RECORD: ROCHESTER LOT 5, LLC, 153 AMESBURY ROAD, KENSINGTON, N.H.

OWNERS SIGNATURE

3.) TOTAL LOT AREA: 86,773 SQ.FT. - 1.992 ACRES

4.) TAX MAP I LOT 83.

5.) PROJECT DEED REFERENCE: BOOK 3771 PAGE 460

6.) PROJECT PLAN REFERENCE: SUB-DIVISION OF ROBERT M. & LOIS DUVALL DOVER, NEW HAMPSHIRE. K. E. MOORE & B.G. STAPLES JUNE, 1971 SCRD P.11-F.3-PL.30

RIGHT OF WAY PLAN GARRISON ROAD BIRCH WOOD DRIVE TO AUSTIN DRIVE DOVER, NEW HAMPSHIRE TRITECH ENGINEERING CORPORATION JULY 12, 1996

CITY OF DOVER - NEW HAMPSHIRE PLAN OF SANITARY SEWER EASEMENTS LANDS OF TSOUKALIS, VADION, & DUVALL GERARD A. CRAWFORD, CITY SURVEYOR JUNE, 1957 ENGINEERING OFFICE

7.) ZONING: R-12 (LOW-DENSITY RESIDENTIAL DISTRICT) MIN. LOT SIZE: 12,000 SQ.FT. MIN. FRONTAGE: 100 FT. MIN. SETBACKS: FRONT: 24.5 FT (BUILD TO LINE) SIDE: 15 FT REAR: 15 FT

8.) THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 56,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF AUGUST, 2006.

9.) BASIS OF BEARING: DOVER GIS STATIONS 611 AND 612 WERE OCCUPIED TO DETERMINE LOCATION, DATUM AND DIRECTION.

10.) IN JULY, 2006, LEONARD A. LORD, PH.D., STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #19, (CAREX ECOSYSTEM SCIENCES) CONDUCTED AN ON-SITE WETLANDS DELINEATION OF THE SUBJECT PARCEL. WETLANDS WERE IDENTIFIED BASED ON THE CITY OF DOVER ZONING ORDINANCE (170-27.1) AND ON STATE & FEDERAL CRITERIA OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL" (DEPT. OF THE ARMY, 1987).

11.) LOTS TO BE SERVICED BY CITY WATER AND SEWER.

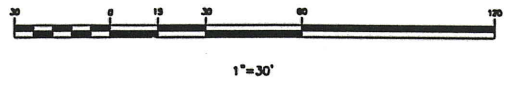
12.) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

13.) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD.

14.) THE FINAL SUBDIVISION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE.

LEGEND

- 5/8" REBAR W-CAP SET
- ⊕ EXISTING UTILITY POLE
- BUILDING SETBACK LINE
- WETLAND BOUNDARY
- TREELINE
- SEWER MANHOLE
- SEWER LINE
- HYDRANT
- WATER MAIN
- CULVERT
- STOCKADE FENCE



TRITECH
ENGINEERING CORPORATION

708 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03800
TELEPHONE 603 748 6007
FAX: 603 748 6860

REVISIONS	DATE	DESCRIPTION

SUBDIVISION PLAN

ROCHESTER LOT 5, LLC.

SPRUCE LANE & GARRISON ROAD
DOVER, NEW HAMPSHIRE

SEPTEMBER 30, 2009

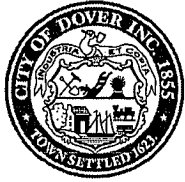
SCALE: 1" = 30'

JOB No. 09146

SHEET NO.

8-1

(POB-35)



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P09-26

Application Type: Minor Subdivision
Applicant(s): Kenneth and Holly Grossman
Owner(s): Kenneth and Holly Grossman
Location: 37-41 Mill Street (Assessor's Map 16, Lot 32)

INTENT: A minor subdivision of land to divide an existing lot into two lots.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 4-C

ACREAGE:

0.9 acres

ZONING DISTRICT:

R-12 (proposed)

EXISTING LAND USE:

4-unit residential building

PROPOSED LAND USE:

Two duplex buildings

SURROUNDING LAND USE:

duplexes and multi-family dwellings

ZONING HISTORY:

Zoned R-12 in 2009

ZBA ACTION:

Variance for duplex on the new lot

ATTACHMENTS:

Subdivision plan and application

PERMITS REQUIRED:

None

WAIVERS REQUESTED:

None

The applicant has submitted a set of plans asking to subdivide one lot into two house lots, with a duplex on each lot. The lots will be serviced by municipal water and sewer.

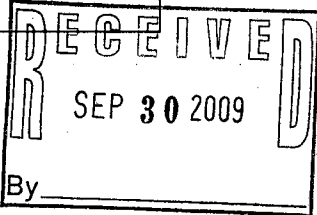
The applicant is scheduled to appear before the Zoning Board of Adjustment on October 15, 2009 for a variance to allow the 4-unit building to be split and two units to be placed on each lot. On March 12, 2009, the previous owner merged two lots into the existing configuration. If the variance is granted this application can proceed, if not, the application would have to be withdraw or tabled. Note that a variance was needed even if the zoning had remained UMUD.

If the variance is granted, the Planning Department recommends approval of the subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. Add the surveyor's stamp and signature to the plat.
4. The applicant shall add the plan number in the title block.
5. The applicant shall add the variance information to the plat.

Account # P.09-26 Date Received _____
Amount Pd. \$ 260.86 Time Received _____



**CITY OF DOVER
SUBDIVISION APPLICATION**

Applicant (s) Name Kenneth & Holly Grossman Phone (603) 526-6390

Applicant (s) Address 67 Pancake Street, Wilmot, NH 03827

Signature of Applicant(s) Holly Grossman

Land Owner's Name(s) (if different from applicant) SAME

Land Owner's Address (es) Holly Grossman

Signature of Land Owner _____

Area of entire tract 0.905 acres, 39,431 square feet

Area being subdivided 0.905 acres, 39,431 square feet

Proposed number of lots 2 (1 new lot)

Zoning District R-12 Assessor's Map 16 Lot Nos. 32

Special District(s) Flood Hazard Zone Conservation Zone Other

Development Data

Construction of Homes:
1. Number of dwelling units 4 2. Number of buildings 2

Construction of Apartments:
1. Number of dwelling units N/A 2. Number of buildings N/A

Construction of non-residential units: Yes No, Explain _____

Professional Certification

Preparer of Plat Tritech Engineering Corp., 755 Central Avenue, Dover, NH 03820

Phone #: (603) 742-8107 Profession Professional Engineer & Licensed Land Surveyor

Abutters List

Subdivision of Land

Kenneth and Holly Grossman

Tax Map 16 Lot 32

37 – 41 Mill Street
Dover, New Hampshire

Job No. 09143

Page 1 of 1

Abutters:

Map 16, Lot 13

Sawyer Mills Associate Inc.
1 Mill Street
Dover, NH 03820

Map 16, Lot 30

Great Bridge Dover Limited Partnership
c/o Stewart Property Management Inc.
PO Box 10540
Bedford, NH 03110

Map 16, Lot 33

Dean & Denise L. Towne
36 Mill Street
Dover, NH 03820

Map 16, Lot 38

25 Charles Street LLC
c/o Dover Agway
25 Charles Street
Dover, NH 03820

Map 17, Lot 38A

Eric Carl & Tara Lee Trufant
3 Keating Avenue
Dover, NH 03820

Map 17, Lot 39

Kevin Tracy &
Nora Dumond
103 Stark Avenue
Dover, NH 03820

Map 17, Lot 39-1

Catherine Brown
105 Stark Avenue
Dover, NH 03820

Owner/Applicant:

Map 16, Lot 32

Map 16, Lot 34

Map 16, Lot 35

Kenneth & Holly Grossman
67 Pancake Street
Wilmot, NH 03287

Agent:

Tritech Engineering Corporation
755 Central Avenue
Dover, NH 03820

TRITECH

ENGINEERING CORPORATION

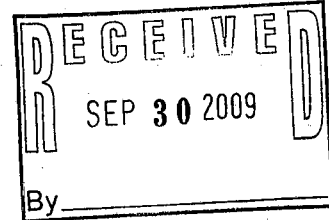
755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

September 30, 2009

Mr. Christopher Parker, Director
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: *Subdivision of Land*
Kenneth and Holly Grossman
Dover Tax Map 16 Lot 32
37 - 41 Mill Street
Dover, New Hampshire
Job No. 09143



Dear Chris:

Enclosed please find four (4) full-size and twelve (12) half-size copies of the ***Subdivision Plan, Subdivision Application, Abutters List, Abutter Labels (3 sets) and Application Fee*** for the above referenced project.

This lot was recently rezoned from UMUD to R-12. The rezoning has changed the 4-unit structure from an existing conforming use to an existing non-conforming use.

The existing 4-unit structure contains two (2) buildings with 2 units in each building connected by a small single-story structure. The buildings are part of the Mill Area and have historical feel to them. Our client wishes to preserve these structures and enhance their value. The plan is to renovate and remodel these buildings and convey them as condominium units.

Our proposal is to subdivide the existing lot into two lots and to separate the 4-unit building so that each 2-unit building will be on it's own lot. We feel this will preserve these historically relevant structures and enhance their value. We are submitting the required ZBA application for a Use Variance.

We have calculated the "build to line" to be 29.4 feet. We provided these calculations to you under separate cover.

Please place us on the agenda for the October 20, 2009 Planning Board Meeting.

Please advise should you have any questions.

Very truly yours,

TRITECH ENGINEERING CORP.

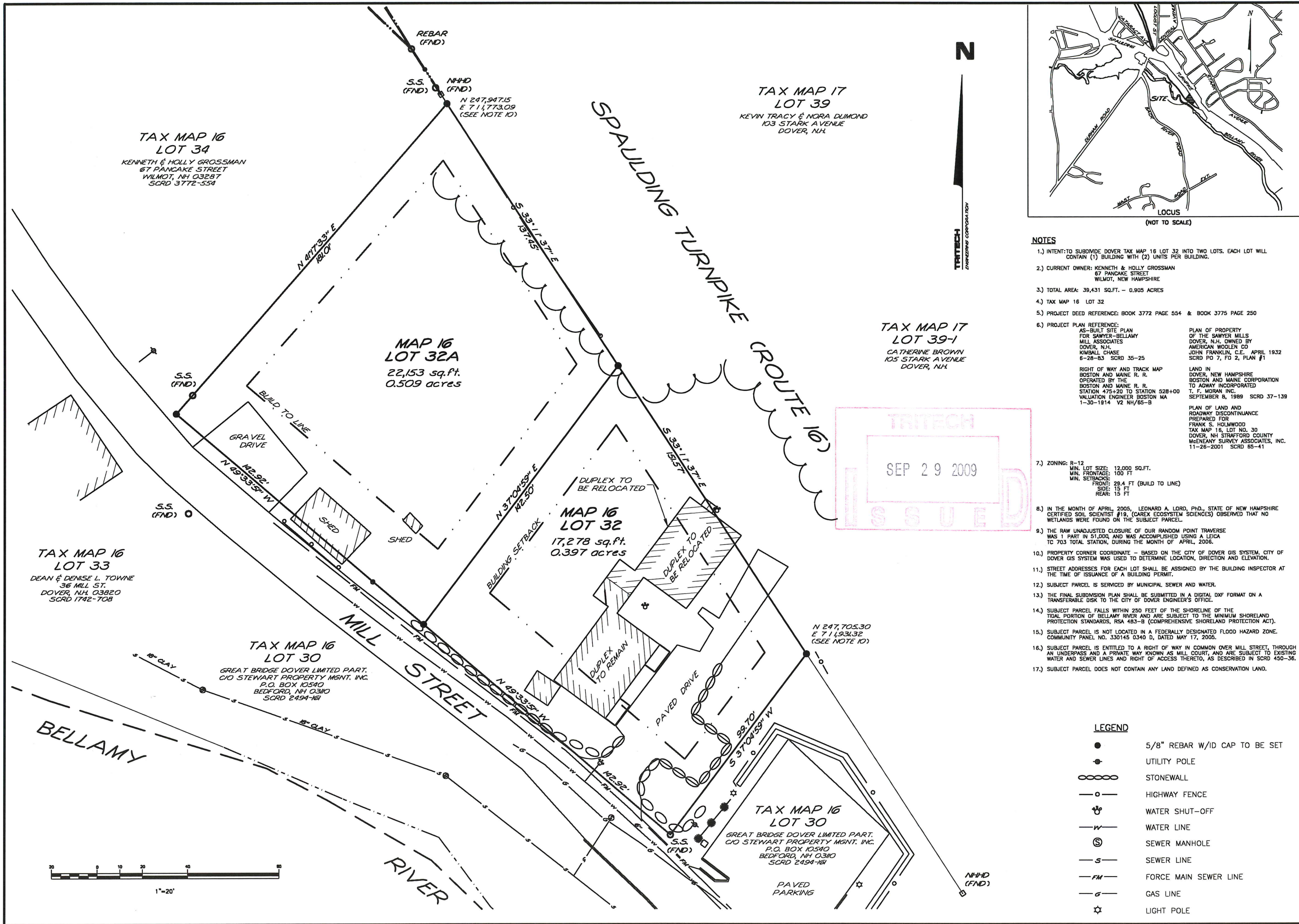
A handwritten signature in cursive script that reads "Robert J. Stowell".

Robert J. Stowell, P.E., L.L.S.
President

RJS / nas

Enclosures

W09143_PB_SubmissionLtr.doc



**TAX MAP 16
LOT 34**
KENNETH & HOLLY GROSSMAN
67 PANCAKE STREET
WILMOT, NH 03287
SCRD 3772-534

**TAX MAP 17
LOT 39**
KEVIN TRACY & NORA DUMOND
103 STARK AVENUE
DOVER, NH.

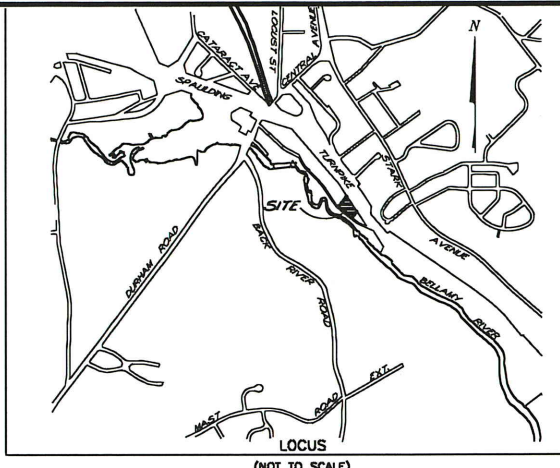
**MAP 16
LOT 32A**
22,153 sq.ft.
0.509 acres

**MAP 16
LOT 32**
17,278 sq.ft.
0.397 acres

**TAX MAP 16
LOT 33**
DEAN & DENISE L. TOWNE
36 MILL ST.
DOVER, NH 03820
SCRD 1742-708

**TAX MAP 16
LOT 30**
GREAT BRIDGE DOVER LIMITED PART.
C/O STEWART PROPERTY MGMT. INC.
P.O. BOX 10540
BEDFORD, NH 0310
SCRD 2494-161

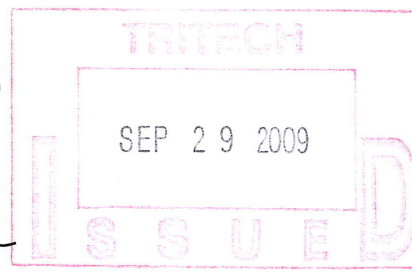
**TAX MAP 16
LOT 30**
GREAT BRIDGE DOVER LIMITED PART.
C/O STEWART PROPERTY MGMT. INC.
P.O. BOX 10540
BEDFORD, NH 0310
SCRD 2494-161



- NOTES**
- INTENT TO SUBDIVIDE DOVER TAX MAP 16 LOT 32 INTO TWO LOTS, EACH LOT WILL CONTAIN (1) BUILDING WITH (2) UNITS PER BUILDING.
 - CURRENT OWNER: KENNETH & HOLLY GROSSMAN
67 PANCAKE STREET
WILMOT, NEW HAMPSHIRE
 - TOTAL AREA: 39,431 SQ.FT. - 0.905 ACRES
 - TAX MAP 16 LOT 32
 - PROJECT DEED REFERENCE: BOOK 3772 PAGE 554 & BOOK 3775 PAGE 250
 - PROJECT PLAN REFERENCE:
AS-BUILT SITE PLAN FOR SAWYER-BELMAY MILL ASSOCIATES DOVER, N.H. KIMBALL CHASE 6-28-83 SCRD 35-25
PLAN OF PROPERTY OF THE SAWYER MILLS DOVER, N.H. OWNED BY AMERICAN WOOLEN CO JOHN FRANKLIN, C.E. APRIL 1932 SCRD PD 7, FD 2, PLAN #1
LAND IN DOVER, NEW HAMPSHIRE BOSTON AND MAINE CORPORATION TO AGWAY INCORPORATED T. F. MORAN INC. SEPTEMBER 8, 1989 SCRD 37-139
PLAN OF LAND AND ROADWAY DISCONTINUANCE PREPARED FOR FRANK S. HOLMWOOD TAX MAP 18, LOT NO. 30 DOVER, NH STRAFFORD COUNTY McENEANY SURVEY ASSOCIATES, INC. 11-26-2001 SCRD 65-41
 - ZONING: R-12
MIN. LOT SIZE: 12,000 SQ.FT.
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 29.4 FT (BUILD TO LINE)
SIDE: 15 FT
REAR: 15 FT
 - IN THE MONTH OF APRIL 2005, LEONARD A. LORD, PH.D., STATE OF NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #19, (CAREX ECOSYSTEM SCIENCES) OBSERVED THAT NO WETLANDS WERE FOUND ON THE SUBJECT PARCEL.
 - THE RAW UNADJUSTED CLOSURE OF OUR RANDOM POINT TRAVERSE WAS 1 PART IN 51,000, AND WAS ACCOMPLISHED USING A LEICA TC 703 TOTAL STATION, DURING THE MONTH OF APRIL, 2006.
 - PROPERTY CORNER COORDINATE - BASED ON THE CITY OF DOVER GIS SYSTEM, CITY OF DOVER GIS SYSTEM WAS USED TO DETERMINE LOCATION, DIRECTION AND ELEVATION.
 - STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - SUBJECT PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.
 - THE FINAL SUBMISSION PLAN SHALL BE SUBMITTED IN A DIGITAL DXF FORMAT ON A TRANSFERABLE DISK TO THE CITY OF DOVER ENGINEER'S OFFICE.
 - SUBJECT PARCEL FALLS WITHIN 250 FEET OF THE SHORELINE OF THE TIDAL PORTION OF BELLAMY RIVER AND ARE SUBJECT TO THE MINIMUM SHORELAND PROTECTION STANDARDS, RSA 483-B (COMPREHENSIVE SHORELAND PROTECTION ACT).
 - SUBJECT PARCEL IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. COMMUNITY PANEL NO. 330145 0340 D, DATED MAY 17, 2006.
 - SUBJECT PARCEL IS ENTITLED TO A RIGHT OF WAY IN COMMON OVER MILL STREET, THROUGH AN UNDERPASS AND A PRIVATE WAY KNOWN AS MILL COURT, AND ARE SUBJECT TO EXISTING WATER AND SEWER LINES AND RIGHT OF ACCESS THERETO, AS DESCRIBED IN SCRD 450-36.
 - SUBJECT PARCEL DOES NOT CONTAIN ANY LAND DEFINED AS CONSERVATION LAND.

LEGEND

●	5/8" REBAR W/ID CAP TO BE SET
○	UTILITY POLE
⊗	STONEWALL
—○—	HIGHWAY FENCE
⊕	WATER SHUT-OFF
—W—	WATER LINE
⊙	SEWER MANHOLE
—S—	SEWER LINE
—FM—	FORCE MAIN SEWER LINE
—G—	GAS LINE
☆	LIGHT POLE



TRITECH
ENGINEERING CORPORATION

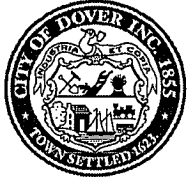
REVISIONS	DATE	DESCRIPTION

SUBDIVISION PLAN
KENNETH & HOLLY GROSSMAN
37-41 MILL STREET
DOVER, NEW HAMPSHIRE

SEPTEMBER 30, 2009
SCALE: 1" = 20'
JOB NO. 09143

SHEET NO.
6-1

TELEPHONE 603 748 8007
FAX 603 748 8800
788 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820



CITY OF DOVER

PLANNING BOARD – STAFF MEMO FILE: P09-27

Application Type: Lot Line Adjustment Plan
Applicant: Gary and Carol Allen
Owner: Gary and Carol Allen
Location: 163 Tolend Road (Assessor's Map E, Lots 48B and 49A)

INTENT: To adjust the lot line between two adjacent lots.

LOTS/UNITS PROPOSED:

2 lots existing

AGENDA ITEM #: 4-D

ACREAGE: 31+ acres

ZONING DISTRICT:

R-40

EXISTING LAND USE:

Single family dwelling and vacant lot

PROPOSED LAND USE:

2 single family dwellings

SURROUNDING LAND USE:

single family dwellings

ZONING HISTORY:

Zoned R-40 in 1979

ZBA ACTION:

Variance for a lot with reduced frontage was granted in 1999

ATTACHMENTS: LLA plan

PERMITS REQUIRED:

None

WAIVERS REQUESTED:

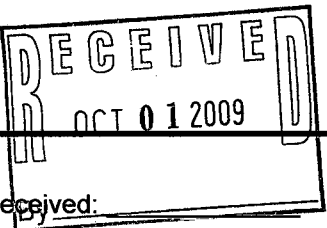
None

The applicant has submitted a set of plans asking to adjust the lot lines between two lots. 14.62 acres is being transferred from Lot 48B to Lot 49A. Lot 49A has no frontage, but the owner obtained an access easement from MPJ Development, LLC in 2007 to allow a driveway onto Pacific Drive. The City determined in April of 2009 that Lot 49A was a lot of record (see enclosed letter dated April 29, 2009).

The Planning Department recommends approval of the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plats:

1. Add the owners' signature to the plan.
2. The applicant shall revise the plat by correcting the Planning Board file number in the title block.
3. The applicant shall revise the plat by adding a note that there can be no further subdivision of the lots and reference the ZBA case #Z99-13.



Amount Pd. \$ 327.48 Date Received: _____
 Account # 709-27 By _____
 Check # 3659 Time Received: _____

**CITY OF DOVER
 MINOR LOT LINE ADJUSTMENT
 APPLICATION**

Name of Applicant: Gary & Carol Allen Phone # 343-1432

Address of Applicant: 163 Tolend Road, Dover, NH 03820

Signature of Applicant(s) *Gary Allen*

Name of Property Owner: Same

Address of Property Owner: Same

Signature of Property Owner(s) *Gary Allen*

Square Footage of Original Lot 582,030, Lot 48B, 144,874, Lot 49A

Square Footage of Newly Created Area 218,236, Lot 48B, 781,668, Lot 49A

Assessor's Map E Lot Nos. 48B & 49A

Zoning District R-40

Professional Certification

Preparer of Plat Kenneth A. Berry Berry Surveying & Engineering

Address 148 Second Crown Point Road, Barrington, NH 03825

Phone Number 332-2863 Profession Licensed Land Surveyor

ABUTTERS LIST
Lot Line Revision

Applicant: Gary & Carol Allen

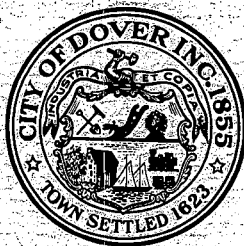
Mailing Address: 163 Tolend Road, Dover, NH 03820

Project Address: Land off Tolend Road & Pacific Landing, Dover, Nh

<u>Tax Map-Lot #</u>	<u>Name</u>	<u>Address</u>	<u>Town</u>
Owner of Project Lot:			
E-48B & 49A	Gary & Carol Allen	163 Tolend Road	Dover, NH 03820
Legal Abutters to Project Lot:			
E-48A	Estelle & Edward Dondero	157 Tolend Road	Dover, NH 03820
E-48B-1	Gerald & Nancy Cote	169 Tolend Road	Dover, NH 03820
E-48B-2	Erik & Jennifer Bakke	173 Tolend Road	Dover, NH 03820
E-47	Brian Stern	201 Tolend Road	Dover, NH 03820
E-24	Liberty Mutual Ins. Co. C/O Joanne Bragg	175 Berkeley St. MS 03L	Boston, MA 02116
E-50	MPJ Development	158 Northwood Road	Strafford, NH 03884
E-53	Arthur Burke	2 Union Street	Dover, NH 03820
E-54A	Justin & Gail Bigelow	149 Tolend Road	Dover, NH 03820
F-2	Lionel Jr. & Kristina Paradis	180 Tolend Road	Dover, NH 03820
F-2A	Raymond & Eileen Nadeau	160 Tolend Road	Dover, NH 03820
Project Surveyor and/or Engineer:			
	Berry Surveying & Engineering	148 2 nd Crown Point Rd.	Barrington, N.H. 03825

CHRISTOPHER G. PARKER, AICP

Director
c.parker@ci.dover.nh.us



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6007
www.ci.dover.nh.us

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

April 29, 2009

Gary Allen
163 Tolend Road
Dover, NH 03820

Re: Property at Tax Map, E, Lot 48-B

Dear Gary,

This letter is in response to our meeting in October of 2008 and Attorney Wyskeil's follow up letter dated March 18, 2009 providing documentation of your deeds and the results of his title search.

As I understand it, you have asserted in the past that you have two lots and not one. In 2007, staff reviewed the documents associated with the Pacific Landing subdivision, included in that review was a plat which indicated that you own the parcel in question as part of your lot off Tolend Road. We inadvertently considered this to be a situation where two parcels were part of one tax lot. Thus, Tom Clark sent you a letter dated May 23, 2007 stating that you have one lot not two.

In response to Attorney Wyskeil's documentation, I am confident that the City can and should recognize two parcels owned by yourself and Mrs. Allen.

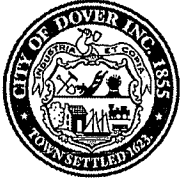
By CC'ing the City's Tax Assessor, I am asking him to create a new tax map and lot identifier for this back parcel. Previously, it had been identified as tax map E lot 49; however this lot is part of Pacific Drive, and is not available. I am sure that the Assessor can assign a new identification number. You should follow up with Attorney Wyskeil to see if a plat needs to be recorded at the registry of deeds.

By recognizing that this lot is separate from E-49-B, it will be taxed as a buildable separate lot. This lot does not have any frontage, and must be accessed through a ROW off Pacific Drive, and can not be subdivided, though a lot line adjust may occur.

I appreciate your assistance with correcting this situation and look forward to assisting you, should you decide to utilize this lot.

Sincerely,

Christopher G. Parker, AICP
Director of Planning and Community Development
Cc via email: Attorney Christopher Wyskeil
Will Corcoran, City Assessor
Tom Clark, Building Official



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P09-28

Application Type: Minor Subdivision
Applicant(s): Gina Way Development, LLC
Owner(s): Gina Way Development, LLC
Location: Leathers Lane (Assessor's Map I, Lot 3A)

INTENT: A minor subdivision of land to divide an existing lot into two lots.

LOTS/UNITS PROPOSED: 1 new lot

AGENDA ITEM #: 4-E

ACREAGE: 1.17 acres

ZONING DISTRICT:

RM-SU (proposed)

EXISTING LAND USE:

4-unit residential building

PROPOSED LAND USE:

A one or two Family Dwelling on Lot 3A;
a one, two or three Family Dwelling on Lot 3B

SURROUNDING LAND USE:

Single family, duplexes and multi-family dwellings

ZONING HISTORY:

Zoned RM-SU in 2009

ZBA ACTION:

None

ATTACHMENTS:

Subdivision plan and application

PERMITS REQUIRED:

NH Department of Environmental Services Subdivision Permit

WAIVERS REQUESTED:

None

The applicant has submitted a set of plans asking to subdivide one lot into two house lots. The lots will be serviced by municipal water and on-site septic systems.

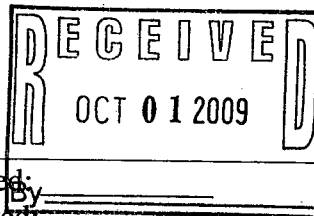
The Planning Department recommends approval of the subdivision plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add the owners' signature to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. The applicant shall revise the plat by correcting the plan number in the title block.
4. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.

Conditions to Be Met Prior to Issuance of a Building Permit:

5. Any new dwelling unit shall be assessed the school impact fee, the recreation impact fee, the police impact fee, and the fire impact fee, as calculated based on the type of dwelling proposed, at the time of building permit application.
6. The new lot is subject to the water investment fee in place at the time of building permit.



Account # 709-28
Amount Pd. 249.78

Date Received: _____
By: _____
Time Received: _____

check # 7318

CITY OF DOVER
SUBDIVISION APPLICATION

Applicant (s) Name Gina Way Development, LLC Phone 978-361-7078

Applicant (s) Address 126 Daniel Street, Suite 100, Portsmouth, NH 03801

Signature of Applicant(s) _____

Land Owner's Name(s) (if different from applicant) Same

Land Owner's Address (es) _____

Signature of Land Owner _____

Area of entire tract 1.17 acres, 51,064 square feet

Area being subdivided 0.70 acres, 30,500 square feet

Proposed number of lots 1

Zoning District RM-SU Assessor's Map I Lot Nos. 3A

Special District(s) Flood Hazard Zone Conservation Zone Other

Development Data

Construction of Homes:

1. Number of dwelling units 1, 2 or 3 2. Number of buildings 1

Construction of Apartments:

1. Number of dwelling units _____ 2. Number of buildings _____

Construction of non-residential units: Yes _____ No X, Explain _____

Professional Certification

Preparer of Plat David A. Berry, Berry Surveying & Engineering

Phone #: 332-2863 Profession Licensed Land Survey / Professional Engineer

Certified List of Abutters
City of Dover, Tax Map I, Lot 3A

Applicant: Gina Way Development, LLC

Mailing Address: 126 Daniel Street, Suite 100, Portsmouth, NH 03801

Project Address: Leathers Lane

Tax Map-Lot #	Name	Address	Town
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Owner of Project Lot:

I - 3A	Gina Way Development, LLC	126 Daniel Street, Suite 100	Portsmouth, NH 03801
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Legal Abutters to Project Lot:

I - 3	PRPC Development Group, LLC	60 Farmington Rd., Suite 400	Rochester, NH 03867
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I - 4A	James B. Towle Sr. and Karen A. Towle Revoc. Trust James & Karen Towle, Trustees	26 Anita Street	Rochester, NH 03867
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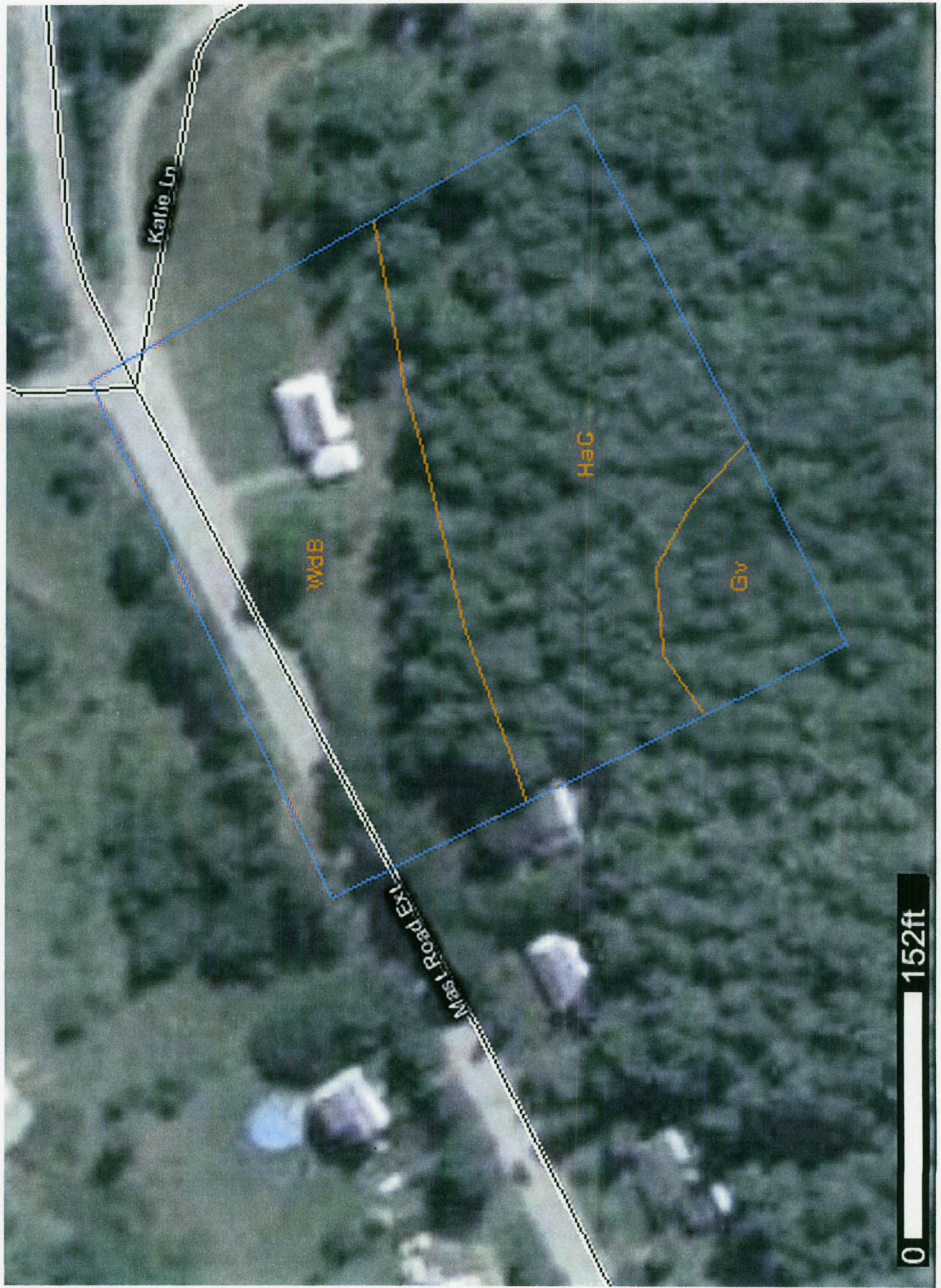
I - 4A-3	Mark & Diana Speidel	P.O. Box 181	Dover, NH 03821-0181
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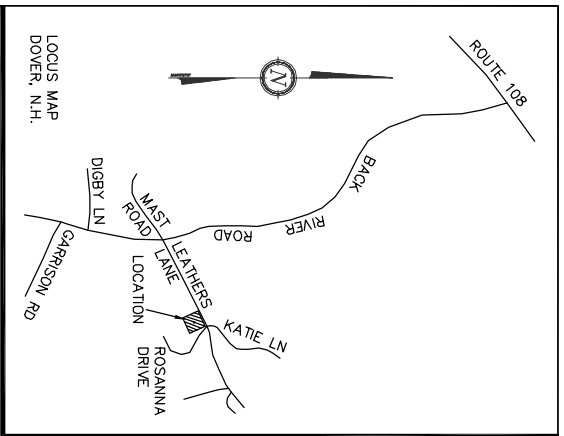
I - 4B	Davis Farm Condo Association c/o John Naegele	91 Katie Lane	Dover, NH 03820
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I - 69C	Joseph & Debra Dekorne	25 Mast Road Extension	Dover, NH 03820
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Project Surveyor and/or Engineer:

Berry Surveying & Engineering 603-332-2863	148 Second Crown Point Road	Barrington, NH 03825
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N/F JAMES B. TOWLE Sr. AND KAREN A. TOWLE
 REVOCABLE TRUST
 JAMES B. & KAREN A. TOWLE, TRUSTEES
 26 ANITA STREET
 ROCHESTER, NH 03867
 TAX MAP 1, LOT 4A

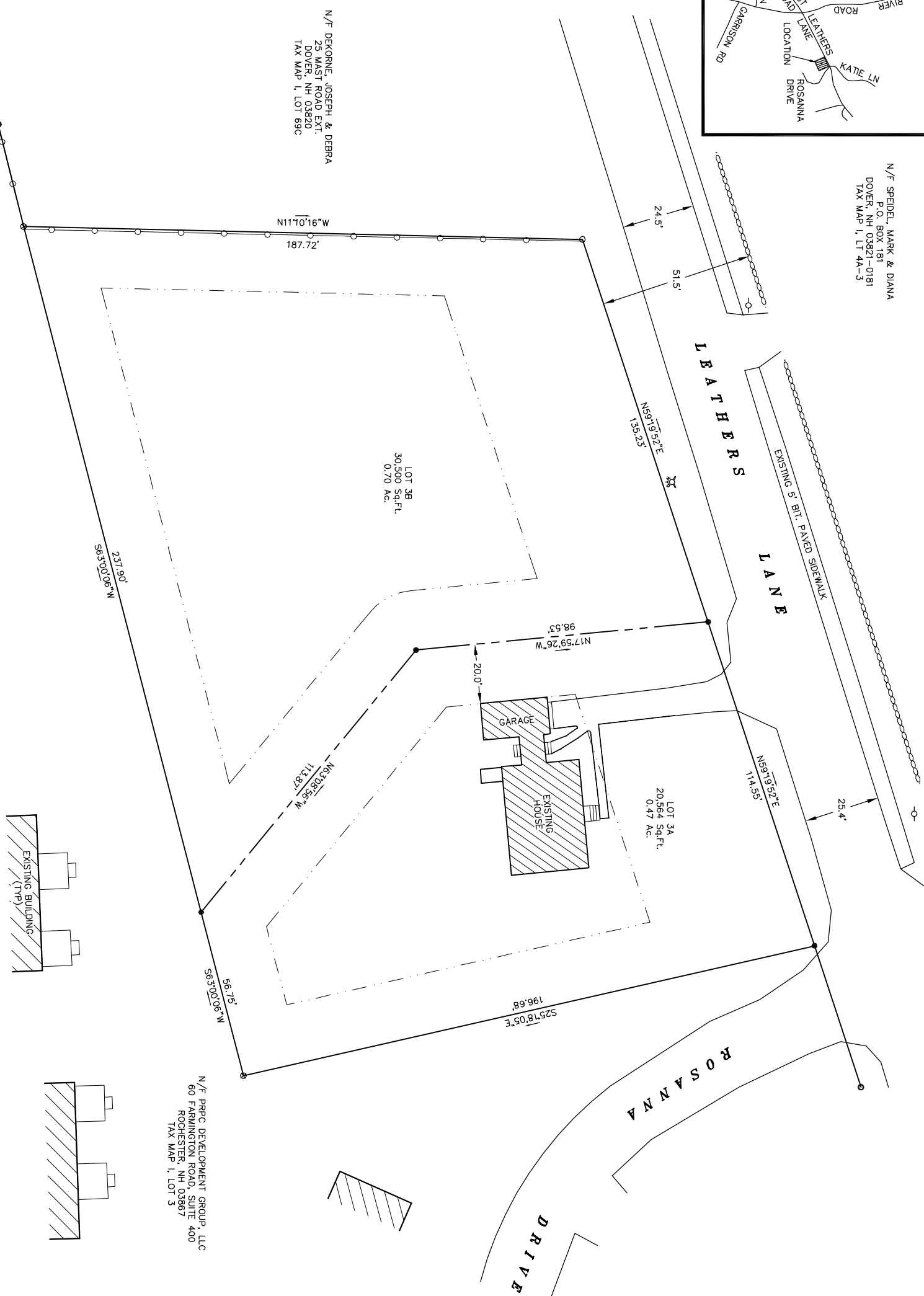
N/F SPEDEL, MARK & DIANA
 P.O. BOX 181
 DOVER, NH 03821-0181
 TAX MAP 1, LT 4A-3

N/F DAVIS FARM CONDO ASSOCIATION
 c/o JOHN NAEGELE
 91 KATIE LANE
 DOVER, NH 03820
 TAX MAP 1, LOT 4B

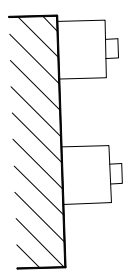
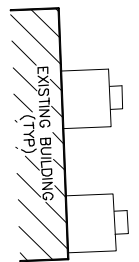
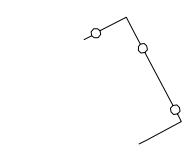
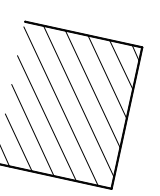
KATIE LANE



N/F DEKORNE, JOSEPH & DEBRA
 25 WEST ROAD EXT.
 DOVER, NH 03820
 TAX MAP 1, LOT 69C



- LEGEND :**
- 3/4" REBAR W/ID CAP (TO BE SET)
 - IRON PIPE (FND)
 - ⊗ IRON BOUND (FND)
 - T-BAR, STEEL STAKE (FND)
 - PROPOSED SUBDIVISION LINE
 - BUILDING SETBACK LINES
 - FENCE, EITHER CHAIN LINK OR STOCKADE
 - UTILITY POLE
 - ⊕ FIRE HYDRANT



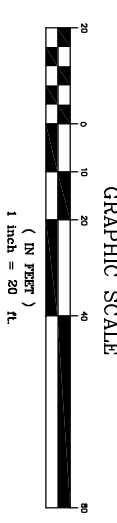
I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER. - 1:10,000 -

DAVID A. BERRY LLS 328 DATE

N/F PRPC DEVELOPMENT GROUP, LLC
 60 FARMINGTON ROAD, SUITE 400
 ROCHESTER, NH 03867
 TAX MAP 1, LOT 3

- NOTES :**
- 1) THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 3A INTO 2 LOTS.
 - 2) OWNER OF RECORD: GINA WAY DEVELOPMENT, LLC
 126 DANIEL STREET, SUITE 100
 PORTSMOUTH, NH 03801

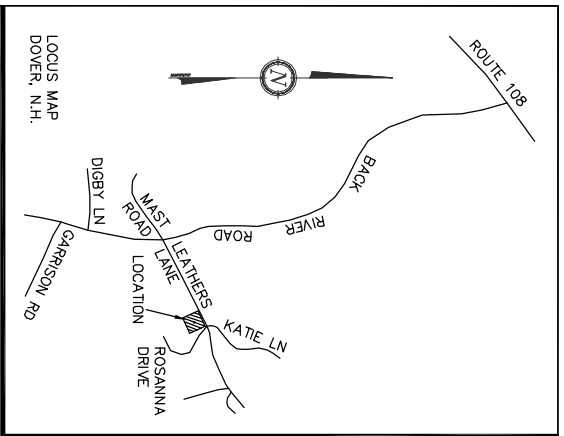
- 3) THE PARCEL IS SHOWN AS LOT NO. 3A, MAP 1 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- 4) THE SUBJECT PARCEL CONTAINS 1.17 AC. OR 51,064 Sq.Ft. OF LAND.
- 5) TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 3774, PAGE NO. 824.
- 6) REFERENCE PLANS:
 1.) LOT LINE ADJUSTMENT PREPARED FOR JENNIE LEATHERS AND RICHARD AND BERTHA LORD PREPARED BY MGENEANEY SURVEY ASSOCIATES DATED MAY 30, 2000 S.C.R.D. PLAN NO. 98-21
 2.) "ROSANNA DRIVE CONDOMINIUMS SITE PLAN, MAST ROAD EXTENSION, DOVER, N.H." PREPARED BY NORWAY PLANS ASSOCIATES DATED JULY 2008 S.C.R.D. PLAN NO. 89-37
- 7) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS AREA AS FOLLOWS:
 a) ZONING DISTRICT: RM-SU
 b. MINIMUM LOT SIZE IS 20,000 Sq.Ft.
 c. MINIMUM LOT FRONTAGE IS 100 FT.
 d. MINIMUM YARD SETBACKS ARE:
 FRONT 50 FT.
 SIDE 20 FT.
 REAR 20 FT.
 MAXIMUM LOT COVERAGE 40%
 MAXIMUM BLDG. HEIGHT 40 FT.
- 8) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING ON SEPTEMBER 8, 2009 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 9) SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA, COMMUNITY PANEL NUMBER 33017003400, EFFECTIVE DATE: MAY 17, 2005.
- 10) BASIS OF BEARING IS PLAN REFERENCE # 2, WHICH WAS USED TO DETERMINE LOCATION, ORIENTATION AND VERTICAL DATUM.
- 11) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 12) THE SUBDIVISION LOTS WILL BE SERVED BY MUNICIPAL WATER AND SEPTIC SYSTEMS. THE HOUSE IS CURRENTLY SERVICED BY A WELL, WHICH HAS NOT BEEN FOUND. THE EXISTING WELL WILL BE ABANDONED.
- 13) STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 14) THE PROPOSED USE FOR LOT 3A IS 1 OR 2 FAMILY DWELLING. THE PROPOSED USE FOR LOT 3B IS 1, 2 OR 3 FAMILY DWELLING.
- 15) ANY AREAS OF THE LOT THAT ARE IN EXCESS OF 20% SLOPES ARE LESS THAN 2500 Sq.Ft. OF CONTIGUOUS AREA ARE EXEMPT FROM THE CONSERVATION DISTRICT REQUIREMENTS PER THE CITY OF DOVER ZONING ORDINANCE, SECTION 170-27, B. (4).



REVISION	DATE	DESCRIPTION
# 1	10/12/09	ADD NOTE 15

MINOR SUBDIVISION
 LAND OF
 GINA WAY DEVELOPMENT, LLC
 LEATHERS LANE
 DOVER, N.H.
TAX MAP 1, LOT 3A

BERRY SURVEYING & ENGINEERING
 148 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 352-2863
 SCALE : 1 IN. EQUALS 20 FT.
 DATE : SEPTEMBER 24, 2009
 FILE NO. : DB 2009 - 092

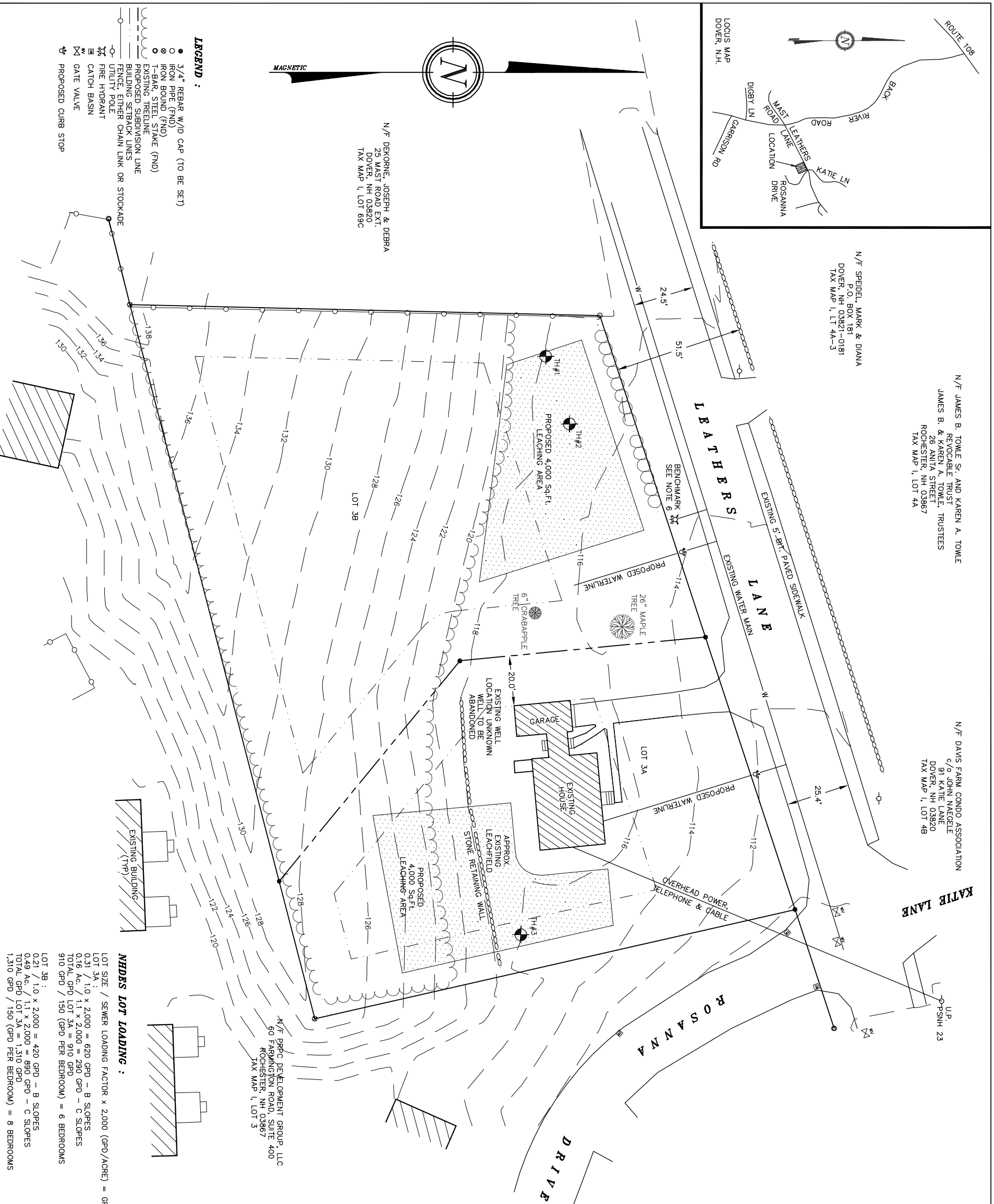
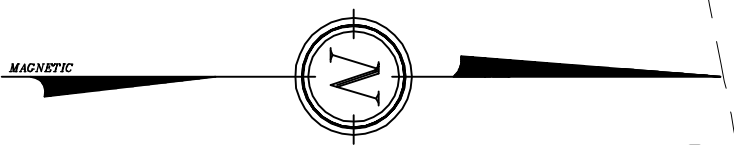


N/F SPEDEL, MARK & DIANA
P.O. BOX 181
DOVER, NH 03820-0181
TAX MAP 1, LT 4A-3

N/F JAMES B. TOWLE Sr. AND KAREN A. TOWLE
REVOCABLE TRUST
JAMES B. & KAREN A. TOWLE, TRUSTEES
26 ANITA STREET
ROCHESTER, NH 03867
TAX MAP 1, LOT 4A

N/F DAVIS FARM CONDO ASSOCIATION
c/o JOHN NAEGELE
91 KATIE LANE
DOVER, NH 03820
TAX MAP 1, LOT 4B

N/F DEKORNE, JOSEPH & DEBRA
25 WEST ROAD EXT.
DOVER, NH 03820
TAX MAP 1, LOT 69C



LEGEND :

- 3/4" REBAR W/ID CAP (TO BE SET)
- IRON PIPE (FND)
- ⊙ IRON BOUND (FND)
- ⊕ T-BAR, STEEL STAKE (FND)
- EXISTING TREENLINE
- PROPOSED SUBDIVISION LINE
- BUILDING SETBACK LINES
- FENCE, EITHER CHAIN LINK OR STOCKADE
- UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN
- ⊕ GATE VALVE
- ⊕ PROPOSED CURB STOP

NHBS LOT LOADING :

LOT SIZE / SEWER LOADING FACTOR x 2,000 (GPD/ACRE) = GPD
 LOT 3A : 0.31 / 1.0 x 2,000 = 620 GPD - B SLOPES
 0.16 Ac. / 1.1 x 2,000 = 290 GPD - C SLOPES
 TOTAL GPD LOT 3A = 910 GPD
 910 GPD / 150 (GPD PER BEDROOM) = 6 BEDROOMS
 LOT 3B : 0.21 / 1.0 x 2,000 = 420 GPD - B SLOPES
 0.19 Ac. / 1.1 x 2,000 = 340 GPD - C SLOPES
 TOTAL GPD LOT 3B = 760 GPD
 760 GPD / 150 (GPD PER BEDROOM) = 5 BEDROOMS

NOTES :

- 1.) THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 3A INTO 2 LOTS.
- 2.) OWNER OF RECORD: GINA WAY DEVELOPMENT, LLC
126 DANIEL STREET, SUITE 100
PORTSMOUTH, NH 03801
- 3.) THE PARCEL IS SHOWN AS LOT NO. 3A, MAP 1 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
- 4.) THE SUBJECT PARCEL CONTAINS 1.17 AC. OR 51,064 SQ.FT. OF LAND.
- 5.) SOIL DATA :
WB8 - MINDSOR, LOAMY SAND, 3 TO 8% SLOPES
H8C - HINCKLEY, LOAMY SAND, 8 TO 15% SLOPES
DATA TAKEN FROM WEBSOIL WEBSITE
- 6.) BENCHMARK DATA :
NORTHERLY BONNET NUT ON FIRE HYDRANT
ELEV. = 117.27, USGS NVD 1929

TESTHOLE # 1 9/24/09

- 10YR 4/3. BROWN, FINE LOAMY SAND, GRANULAR, FRIABLE, MOD. FINE ROOTS.
- 10YR 7/6. YELLOW, FINE SAND, GRANULAR, LOOSE.
- 10YR 7/3. VERY PALE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, FEW STONES

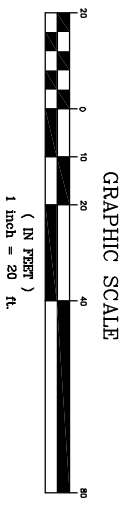
TESTHOLE # 2 9/24/09

- 10YR 3/3. DARK BROWN, FINE SANDY LOAM, GRANULAR, FRIABLE, MOD. FINE ROOTS.
- 10YR 6/6. BROWNISH YELLOW, FINE SANDY LOAM, GRANULAR, FRIABLE, FEW FINE ROOTS.
- 10YR 7/3. VERY PALE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, FEW FINE ROOTS TO 42", FEW STONES

TESTHOLE # 3 9/24/09

- 10YR 4/3. BROWN, FINE LOAMY SAND, GRANULAR, FRIABLE, MOD. FINE ROOTS.
- 10YR 7/3. VERY PALE BROWN, COARSE SAND, SINGLE GRAIN, LOOSE, FEW STONES

PERC RATE ON ALL TESTHOLES IS 2 MIN./IN



REVISION	DATE	DESCRIPTION
# 1	10/12/09	ADD LOT LOADING CALCS.

MINOR SUBDIVISION
LAND OF
GINA WAY DEVELOPMENT, LLC
LEATHERS LANE
DOVER, N.H.
TAX MAP 1, LOT 3A

BERRY & ENGINEERING
148 SECOND CROWN POINT RD.
BARRINGTON, N.H. 352-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : SEPTEMBER 24, 2009
FILE NO. : DB 2009 - 092